



*Jordan fishwick*

40 Stephenson Road, Stretford, M32 0SS

Guide Price £299,950

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## The Property

A truly delightful THREE DOUBLE BEDROOM MODERN TERRACED PROPERTY, located on a quiet residential CUL-DE-SAC boasting both a WEST FACING REAR GARDEN as well as a DRIVEWAY providing off street parking. This splendid property offers spacious and light accommodation throughout, ideal for a young couple or family and is situated only a minutes walk from the Metro (Stretford) providing fast access to both the City Centre as well as Sale and Altrincham town centres. Offered for sale in MOVE-IN READY condition having been maintained to an excellent standard throughout by the current owners, this wonderful property is not one to be missed. The accommodation briefly comprises: covered porch, entrance hallway, FIFTEEN FOOT LOUNGE, open plan dining kitchen with modern gloss white units and French patio doors opening to the rear garden. To the first floor there are three well proportioned bedrooms, each benefitting from full height fitted wardrobes, and recently refitted bathroom with a modern three piece suite and feature tiled flooring. Both double glazing and gas central heating have been installed throughout. Externally, to the front of the property is a lawned garden with flagged path to the front door. To the rear, a superb fenced and enclosed West facing garden is mainly laid to lawn and benefits from two flagged patio areas. Access to the driveway is to the side of the property via Smeaton Close. An internal viewing of this fine property is most highly recommended.



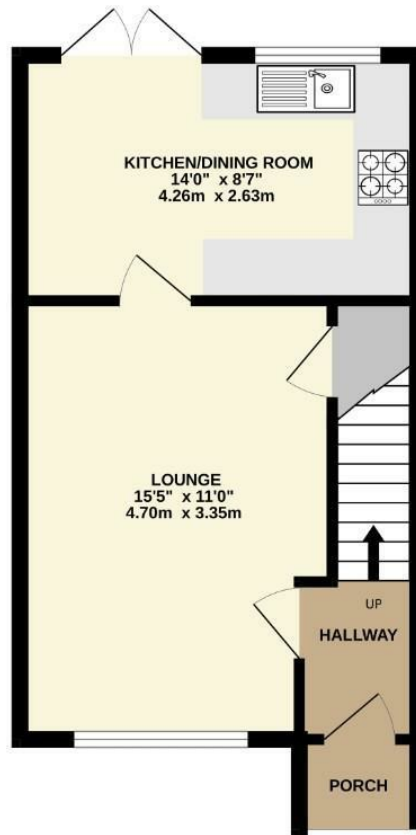
- Delightful modern mews property
- Three good sized bedrooms and refitted bathroom
- 15ft lounge + dining kitchen
- West facing rear garden
- Driveway providing off road parking
- Well placed for all local amenities
- Short walk to the Metro (Stretford)
- Ideal for young couple or family
- Double glazing and gas central heating throughout



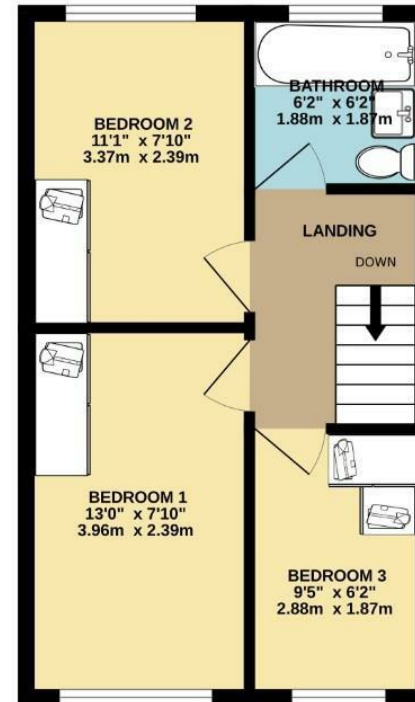
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>75</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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